ANNUAL DESIGN COMPETITION 1986

award winning housing for nova scotia · no. 1

Nova Scotia

Department of Housing

Office of the Minister

Royal Bank Building
PO Box 815
Dartmouth, Nova Scotia
B2Y 3Z3

902 424-4334
Telex 019 21697

January 31, 1986.

It is with a deep sense of satisfaction that my Department co-sponsors the First Annual Design Competition for architectural students of the Technical University of Nova Scotia.

During the past several years my Department has been committed to working with private enterprise to develop creative, flexible and innovative ways to meet the changing housing needs of Nova Scotians. This First Annual Design Competition carries on the tradition of that commitment and will, I am certain, produce viable housing alternatives in keeping with the challenges facing us all today.

The competition requirement for the design of a modest semi-detached or duplex residential building supports this increasing popular housing option. The design of high quality semi-detached housing units will make such a housing form an attractive and cost effective alternative for many potential home owners.

I am confident that a high quality design process for a modest semi-detached or duplex residential unit, combined with the use of Nova Scotia products, Nova Scotia technology and Nova Scotia builders will produce ideas for housing based on affordability and marketability.

As Minister of Housing for Nova Scotia, it is my hope that this Design Competition will be an annual event that will strengthen public and professional awareness of the need for creativity and thought in the design of housing and become the impetus to encourage design and building professionals to remain actively involved in this important sector of the provincial economy.

Yours truly,

Hon. M.C. "Mel" Pickings
Minister of Housing

Nova Scotia
Home Builders'
Association

A member of the Canadian
Home Builders' Association

P.O. Box 13
Dartmouth, Nova Scotia B2Y 3Y2
Telephone (902) 466-5862

January 27, 1986

HUDAC

School of Architecture

Technical University of Nova Scotia

Dear Sirs:

The Nova Scotia Home Builders' Association along with the Nova Scotia Department of Housing and Canada Housing Corporation is very pleased to have the opportunity to support the first Annual Design Competition for the students representing the Architectural sector of the Technical University of Nova Scotia.

In order to maintain a market place not only for the consumer but for the future of the Industry, we must reduce the lot size while retaining the liveability of the home.

This type of exercise is one that can be a real asset to all that are seeking answers to affordable housing.

As a Home Building Organization, we are very aware of the cost of Housing and reduction of Government financing.

The innovation of a Semi-Detached or Single Family unit is a sure way of meeting the needs of the buying public.

We look forward to their efforts and accomplishments and we extend to each competitor our Best Wishes.

Yours truly,

Terry MacDow

Terry MacDow
President
Nova Scotia Home Builders' Association

Canada Mortgage and Housing Corporation
Société canadienne d'hypothèques et de logement

Halifax Branch
7001 Mumford Rd.,
Halifax, N.S.
B3L 4N8

Succursale de Halifax
7001, ch. Mumford
Halifax (N.-É.)
B3L 4N8

February 5, 1986

Prof. Essay Banissad
Dean
Faculty of Architecture
Technical University of N. S.
P. O. Box 1000
Halifax, NS B3J 2X4

Dear Prof. Banissad:

Canada Mortgage and Housing Corporation is pleased to have participated in the Nova Scotia Technical University School of Architecture's 1986 Invited Design Competition. The Corporation has been committed to improving Canadian housing standards for forty years. The designs that are presented in this booklet are a welcome addition to these efforts. We hope that these students will continue to mix innovation and practicality so effectively throughout their careers, and, more immediately, hope that this booklet will inspire the actual construction of some of the homes within.

Yours truly,

K. Taylor
Acting Provincial Director/Manager

KT/JWF/ps

Canada

Technical University
of Nova Scotia

P.O. Box 1000
Halifax, Nova Scotia
Canada B3J 2X4

Telephone: (902) 429-8300
Telex: (TUNS) 019-21566

Faculty of Architecture
Office of the Dean

March 3, 1986

The School of Architecture at the Technical University of Nova Scotia is pleased to have been able to participate in this Competition. The occasion has provided us with a significant opportunity to work with the Nova Scotia Department of Housing, the Canada Mortgage and Housing Corporation and the Nova Scotia Home Builders' Association. The publication and presentation of the Competition results have also enabled the School and its student body to make a direct contribution to the quality of life in the Province of Nova Scotia. For while such competitions are an important forum for debate about architecture, they have also been effective in widening public debate - in this case with respect to the design of housing.

Moreover, rising housing and energy costs, diminishing supply and an increasing diversity of demand, have made housing a current topic of widespread debate. Single family housing forms by far the greatest proportion of Nova Scotia's housing stock. Not only that, the continuing demands for family housing are so extensive that even modest increases in density and minor refinements in its form are bound to have major social and economic consequences. Thus it is that the School welcomes this opportunity to take a fresh look at the way we design and build housing. In addition, we are hopeful that our modest contributions will serve to advance the debate regarding housing quality in Nova Scotia.

Essy Baniassad
Dean

COMPETITION CONDITIONS

In December 1985, the Nova Scotia Minister of Housing announced the establishment of an annual housing design competition open to all students enrolled in the School of Architecture at the Technical University of Nova Scotia. The competition is co-sponsored by the Nova Scotia Department of Housing, the Canada Mortgage and Housing Corporation and the Nova Scotia Home Builders' Association, and reflects their common concern for the quality of small house design and construction in Nova Scotia.

This year's competition draws attention to the pressing need for affordable but liveable alternatives to the single, detached dwelling. The competition's conditions called for a modest semi-detached or duplex dwelling suited to a typical 70'-0" double lot. Each dwelling was to accomodate two bedrooms and each was expected to allow for the addition of two bedrooms in future. The proposed dwellings were to meet residential standards; side and front yard requirements; and were to meet three common site slope conditions. Finally, student entrants were asked to emphasize economy and efficiency in their use of materials and space.

JURY MEMBERS

MS. SHARON FOGO, B.ARCH.
Anwyll Fogo Architects Ltd.
Member, Nova Scotia Association of Architects

MS. MARGARET HOLGATE, M.A.
Consumer Economist

MR. JEAN MAHAUX
Co-rdinator
Housing Design & Services
Atlantic Regional Office
Canada Mortgage and Housing Corporation

MR. ROBERT SHAW, C.A.
General Manager
Clayton Developments Limited.
Past-President, Canadian Home Builders Association

MR. HENN SOOSAAR, M.R.A.I.C.
Chief Architect
Nova Scotia Department of Housing

FIRST AWARD

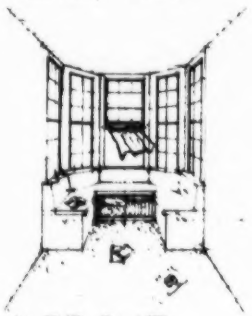
MR. BRENT ASH & MS. BRENDA WEBSTER
Co-op Two, SofA, TUNS.

JURY COMMENTS:

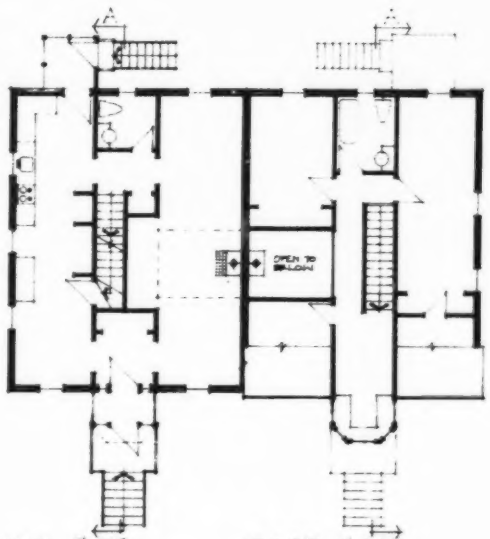
- This scheme would be highly 'marketable'.
- Its aesthetics would be acceptable in many neighbourhoods.
- This proposal successfully answers all of the criteria and it balances compatible design with the required modesty criteria.
- The designers have allowed the dwelling's occupants to customize their own dwelling. They have provided sufficent space to accomodate a wide variety of options.
- This design is 'safe', 'cautious'. It looks like a home.
- Jury members felt that this scheme's strength is in its planning and organization. They found the historic image somewhat conventional.

NSHD. / CMHC. / NSHBA
HOUSING DESIGN COMPETITION
2 FAMILY HOMES

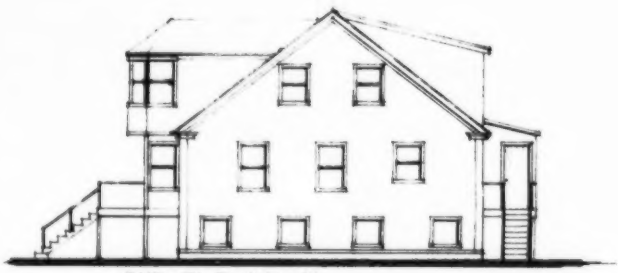
SITE PLAN 1:500



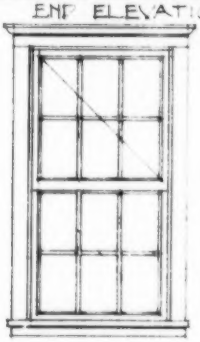
IN THE RUMP



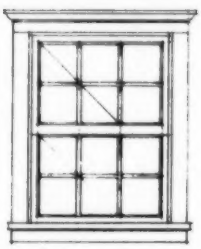
MAIN FLOOR SECOND FLOOR



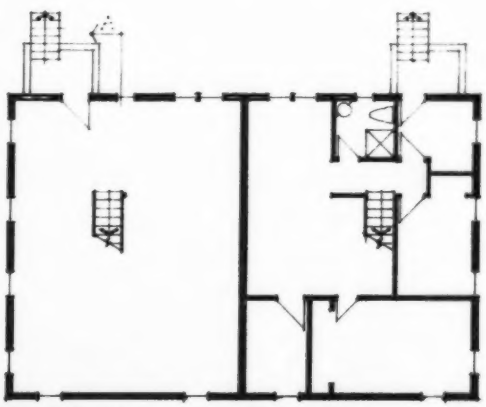
END ELEVATION



MAIN WINDOW

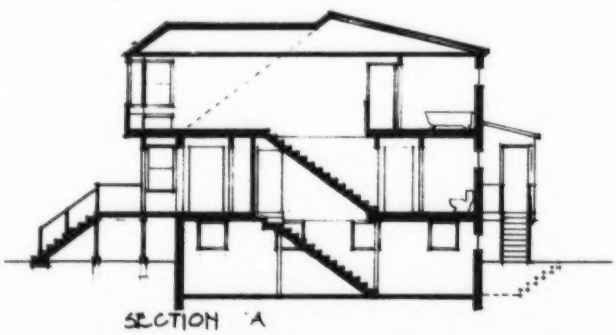


UPPER WINDOW

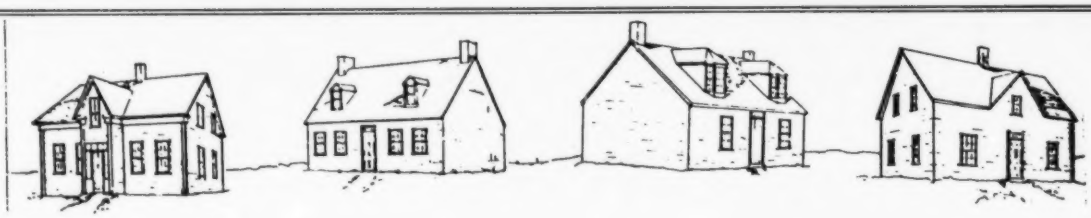


BASEMENT DEVELOPED

0 1 2 3 4 5 10



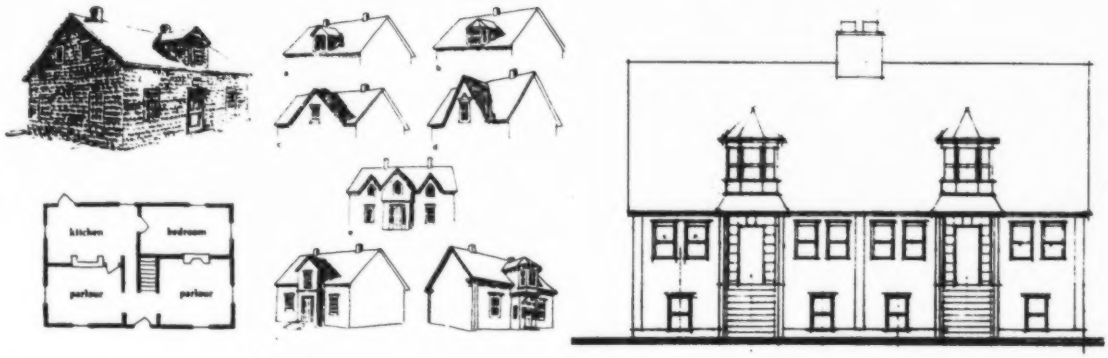
SECTION A



SIMPLICITY + REGIONAL IDENTITY

The Maritimes remains a highly traditional region. The architecture is a result of a process of selection by people uniquely sensitive to indigenous cultural and physical constraints.

In response to this we have attempted to develop a simple and updated house based on vernacular principles. Following these principles a great deal of variation is possible with the simple form. The entry porch dormer can be varied to individualize the houses.



MATERIALS

The house is of simple, conventional wood frame construction with the basement storey to be of concrete block to a height appropriate to the slope.

SITE SLOPE VARIATIONS

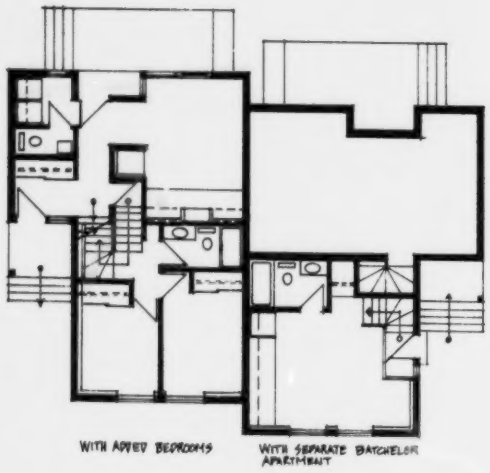
Changes in slope are easily accomodated in this design at the basement level.

SECOND AWARD

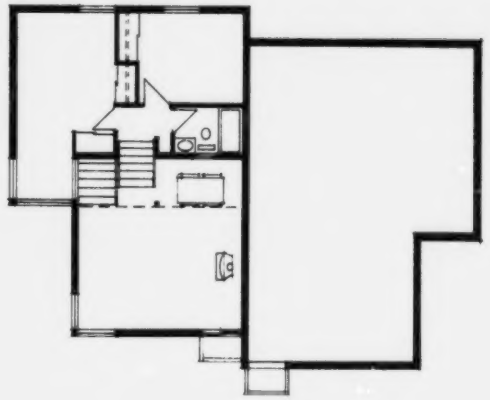
MR. STEPHEN BLOOD
Co-op Two, SofA, TUNS.

JURY COMMENTS:

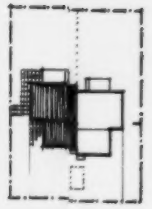
- This is a safe, well-organized and efficent scheme.
- It suggests ways of making our use of land more efficent.
- The suggestion that a bachelor unit might be designed in from the start is innovative and well handled.
- The strength of this scheme is its efficent use of space. Its exterior form is dull and somewhat dated.



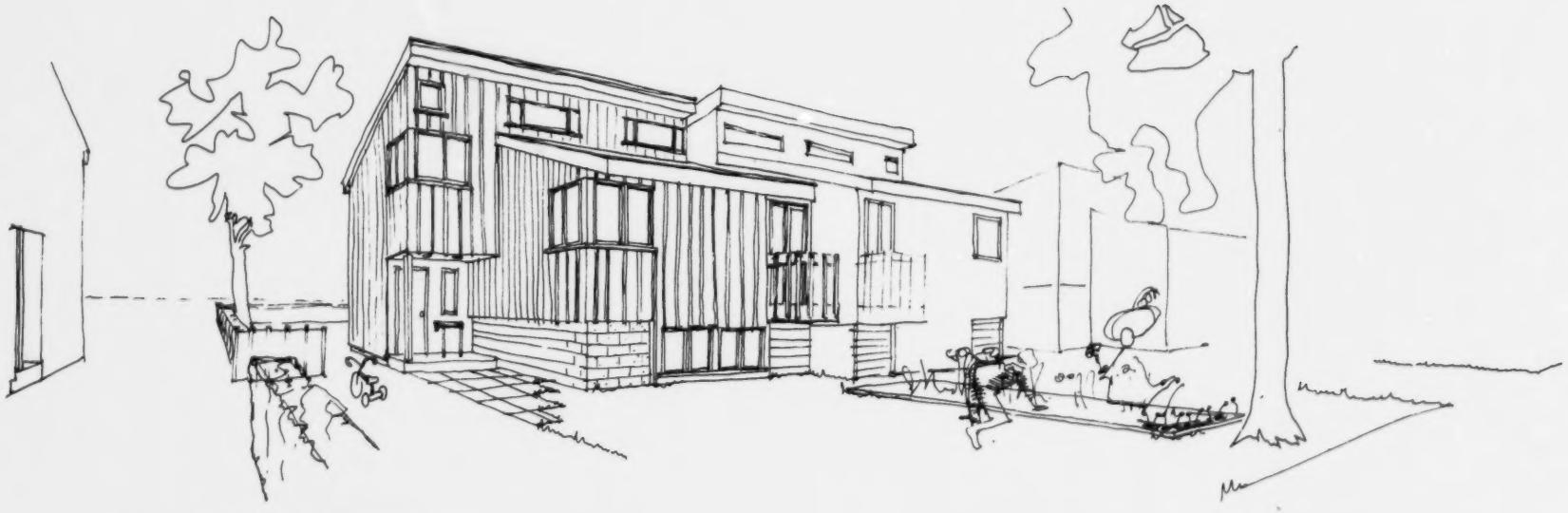
GROUND & -½ FLOOR PLAN



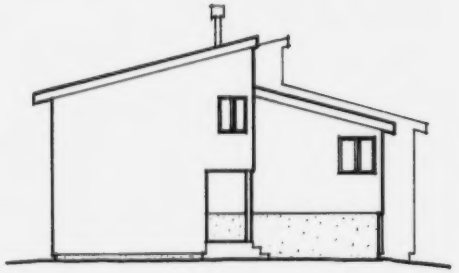
+½ FLOOR PLAN & 1ST FLOOR PLAN

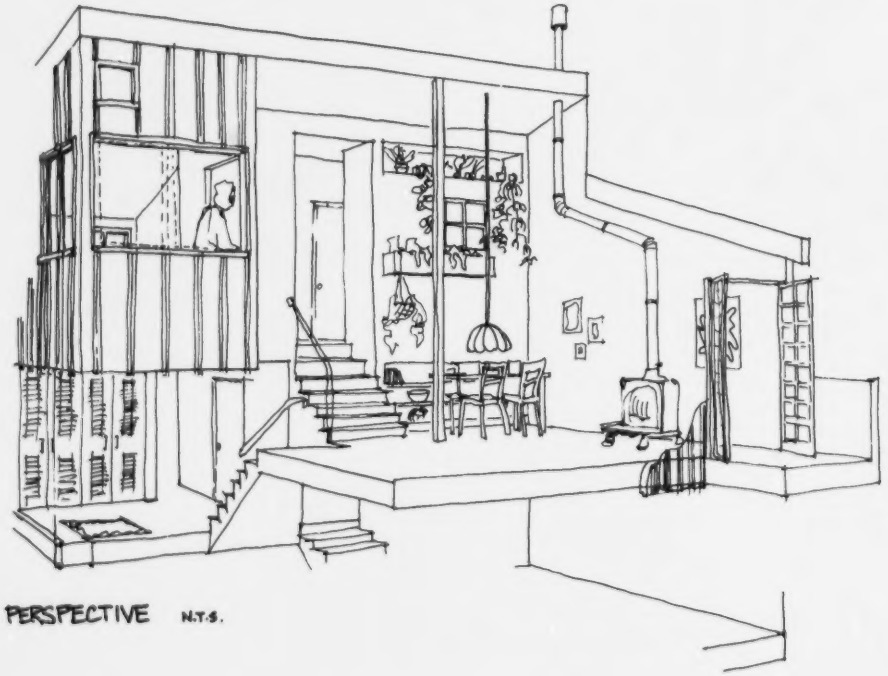


SITE PLAN

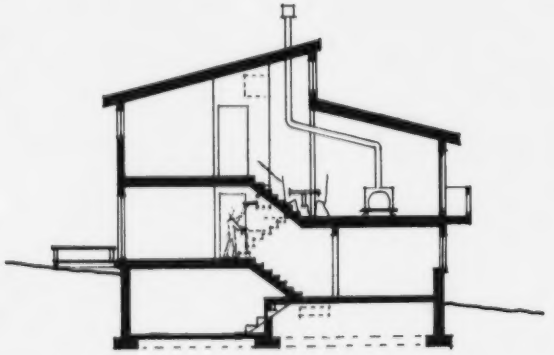


PERSPECTIVE FROM STREET N.T.S.





INTERIOR PERSPECTIVE N.T.S.



SECTION

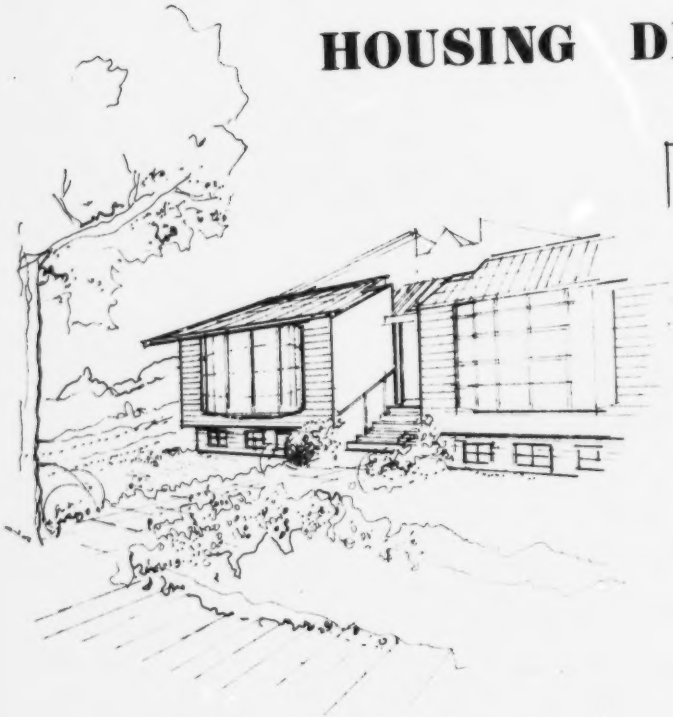
THIRD AWARD

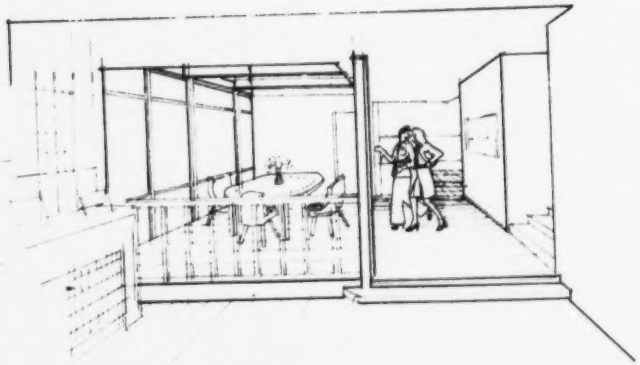
MR. JAMES THIO
Co-op Four, SofA, TUNS.

JURY COMMENTS:

- This scheme contains many good, small ideas.
- It makes an interesting use of space and connects spaces to one another in a very intersting way.
- The organization of space in this scheme allows for a flexibility of use which occupants would enjoy.
- The rear elevation is quite attractive but the exterior form is not yet fully resolved. Jury members had considerable reservations regarding the roof and its ability to weather.

HOUSING DESIGN COMPETITION '86

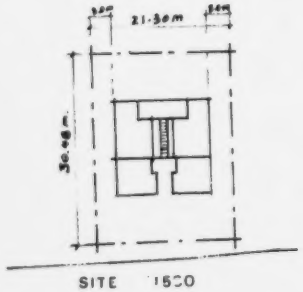




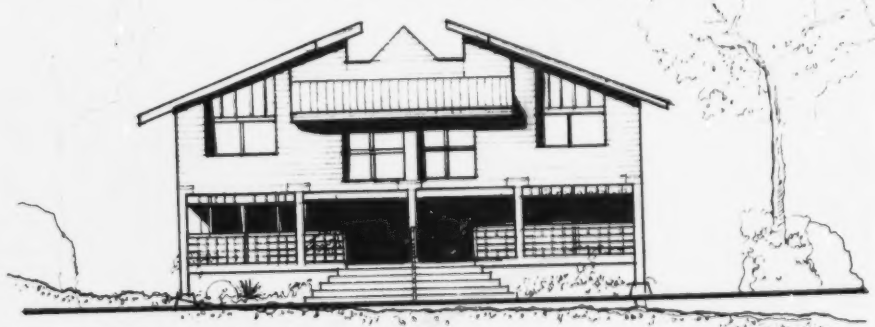
INTERIOR PERSPECTIVE

CENTRAL - CORE CONCEPT :

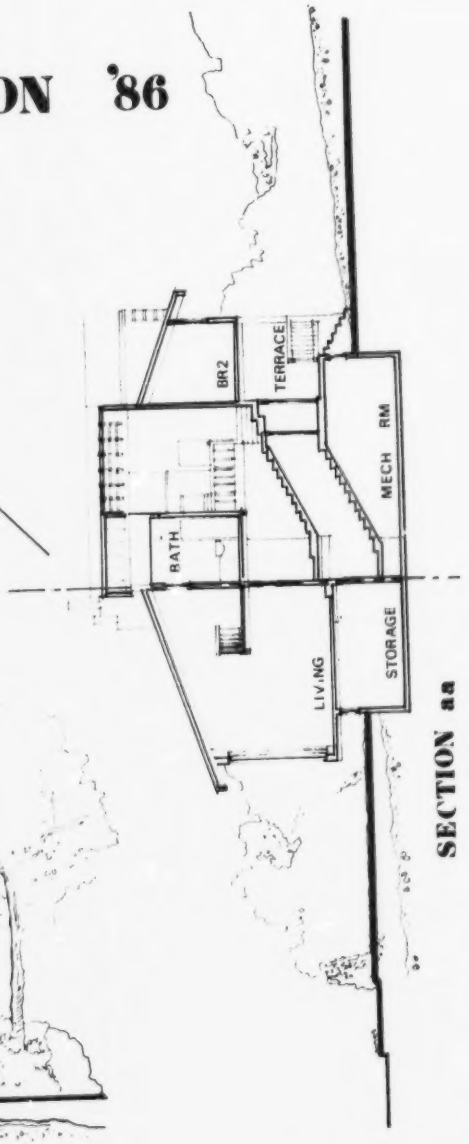
- TO ACCOMMODATE VARIOUS SITE CONDITIONS AS WELL FUTURE EXPANSION, STAIR-WELL & SERVICE SPACES ARE GROUPED AROUND THE CENTRE.
- POSSIBILITIES OF FUTURE BEDROOMS ADDITION ARE NOT GROUPED TOGETHER BUT LOCATED ONE ON EACH LEVEL TO ALLOW FOR OPTIONS TO THE OWNER



SITE 1:500

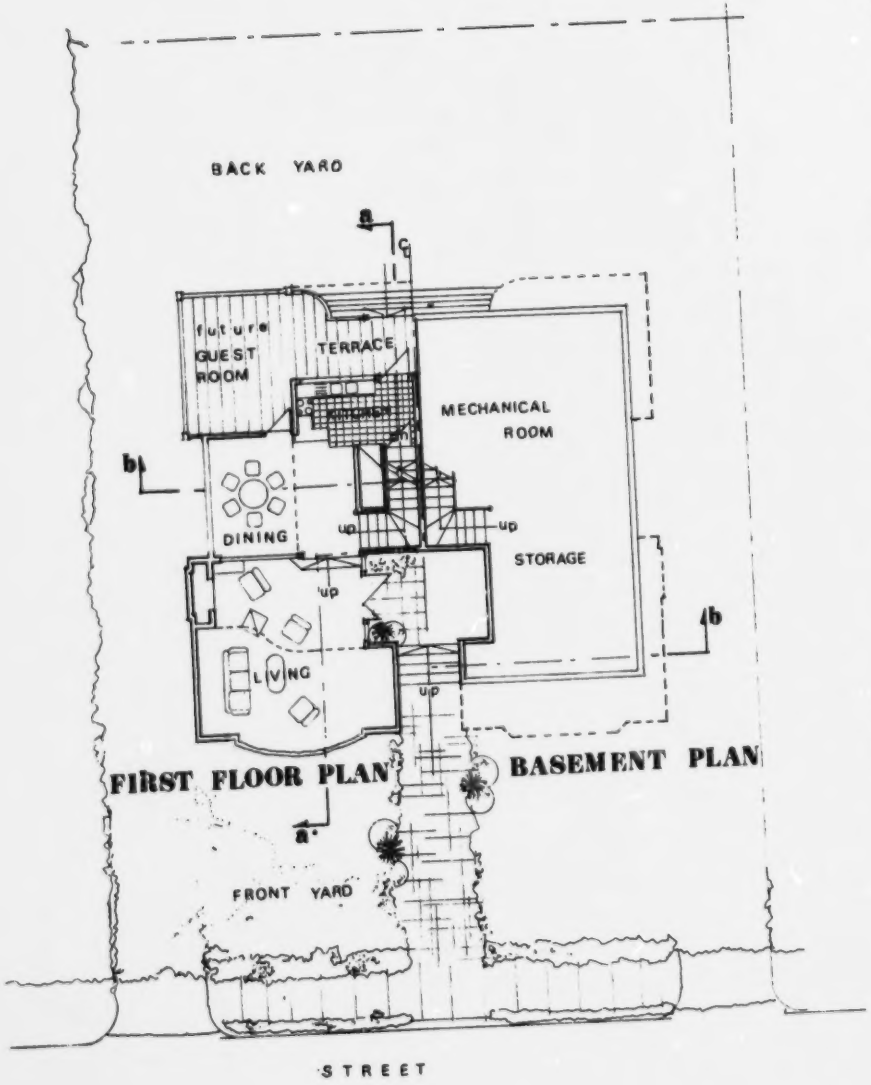


REAR ELEVATION



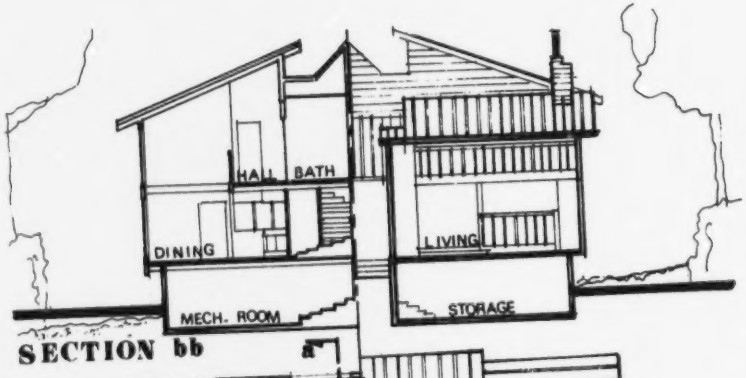
SECTION aa

1

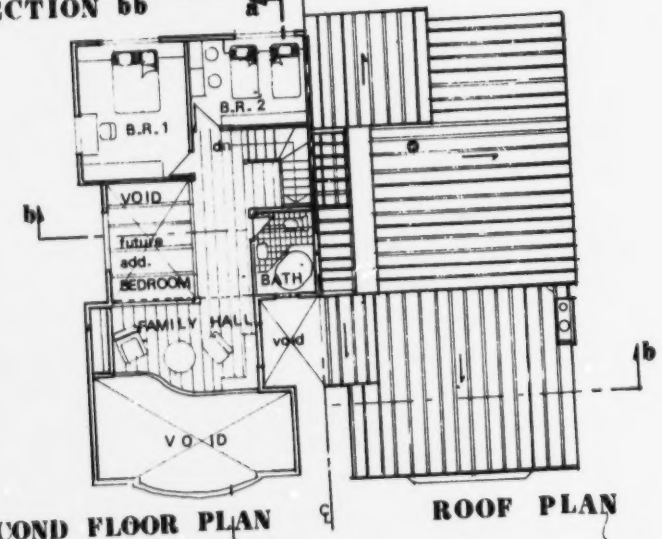


FIRST FLOOR PLAN

BASEMENT PLAN



SECTION bb



SECOND FLOOR PLAN

ROOF PLAN

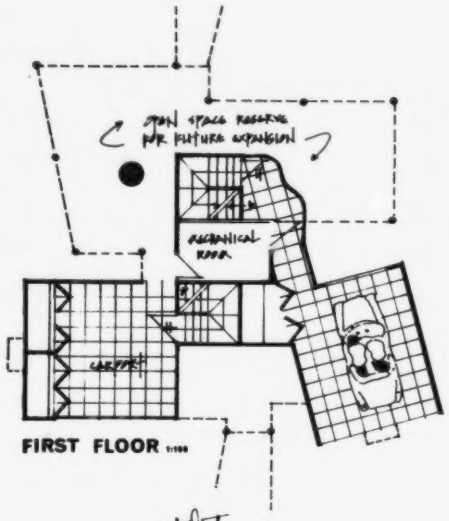
FRONT ELEVATION

MENTION

MR. C.G. FOO,
Co-op Four, SofA, TUNS.

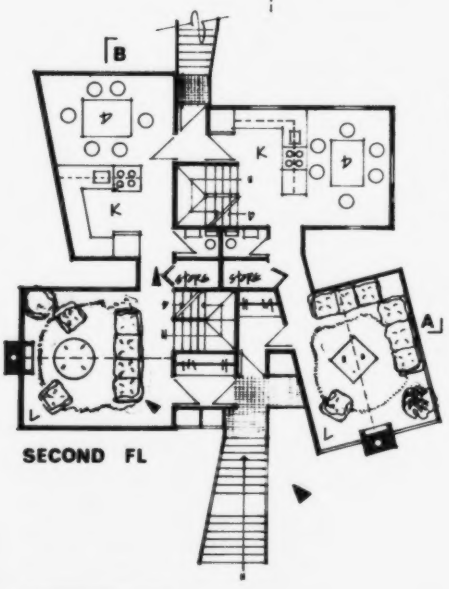
JURY COMMENTS:

- This is an innovative and exciting scheme. It challenges conventional thinking about housing and offers us many new ideas.
- This work is conceptually strong, but aside from this great strength it is badly in need of re-working before it could meet the Competition's criterion of affordability, efficiency and economy of means.

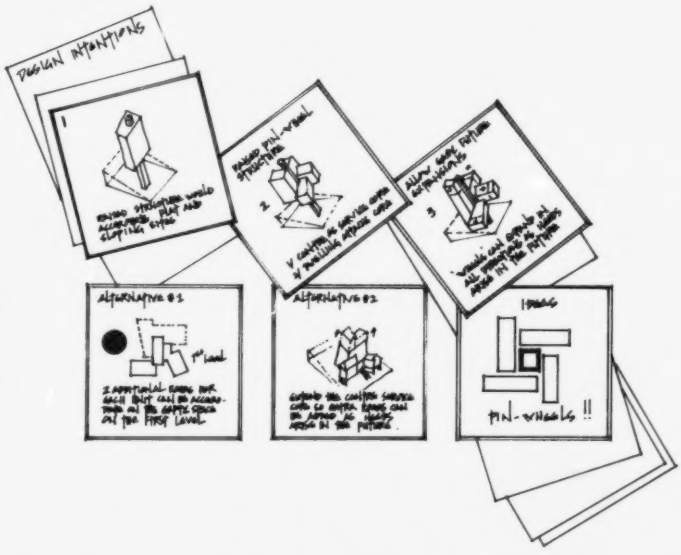


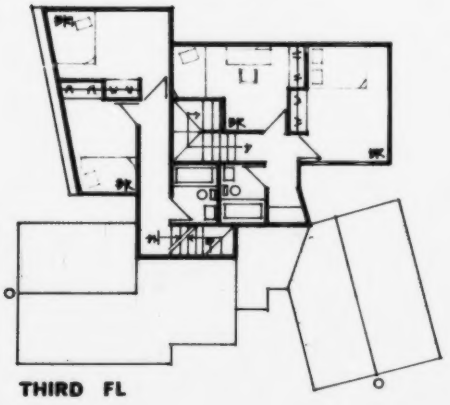
FIRST FLOOR 1:100

SOUTH ELEV 1:100



SECOND FL

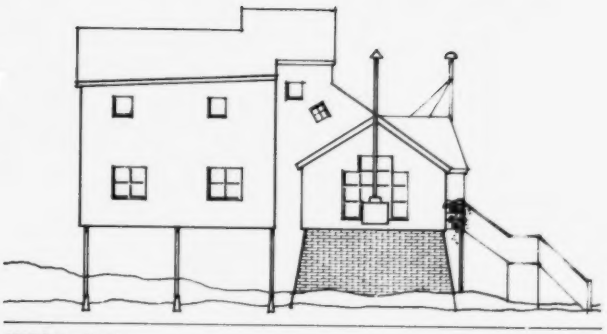




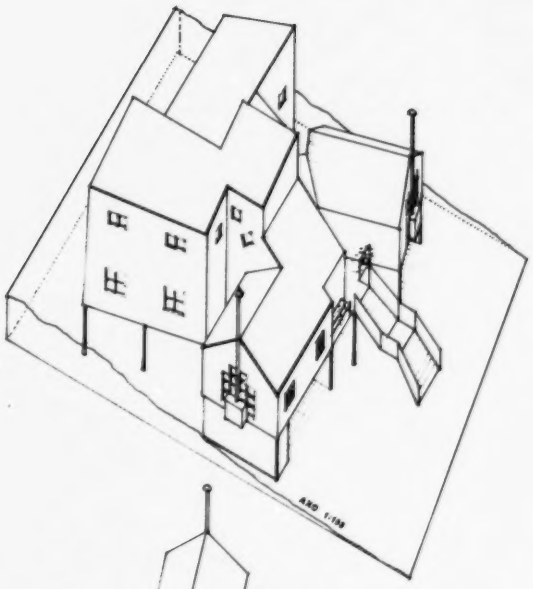
THIRD FL

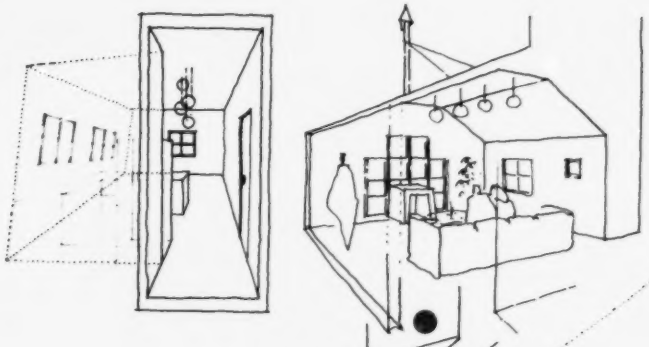
SECTION AA 1:100

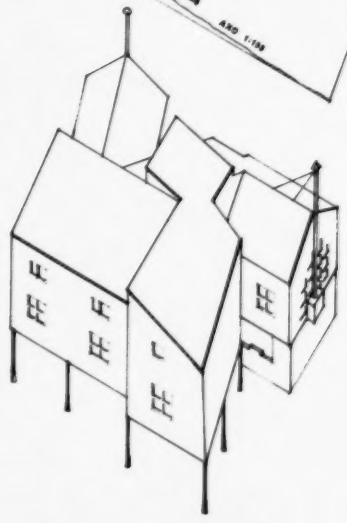
T.U.N.S. HOUSING DESI

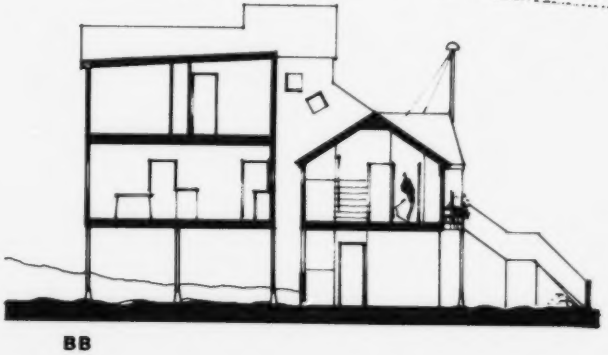


WEST ELEV

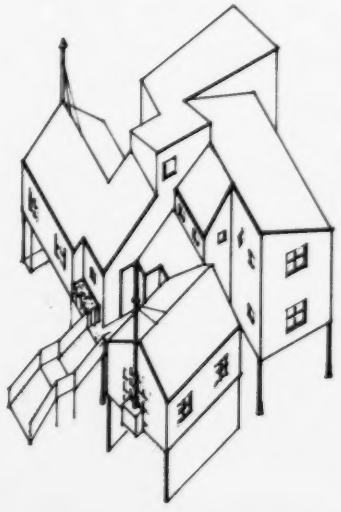








BB



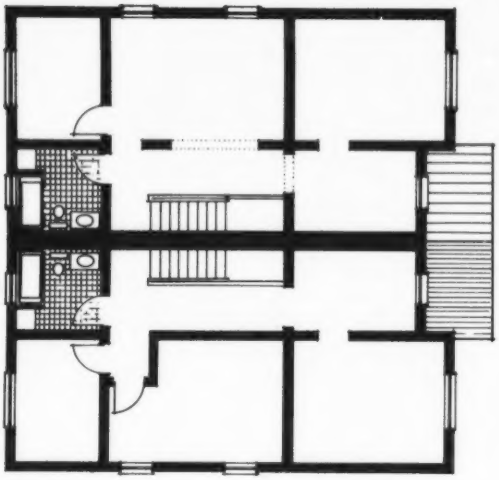
GN COMPETITION 1986

MENTION

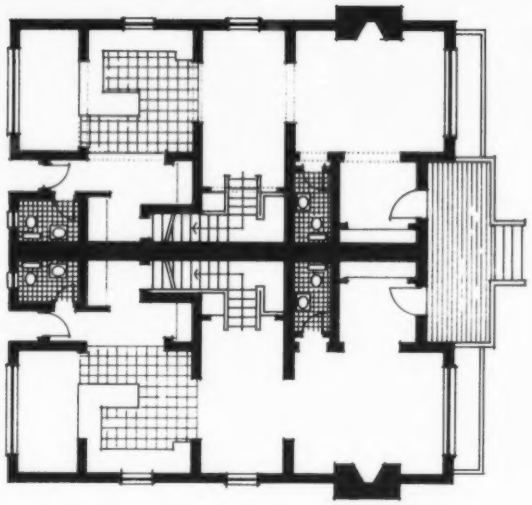
MR. TOM DISHLEVOY
Co-op Two, SofA, TUNS.

JURY COMMENTS:

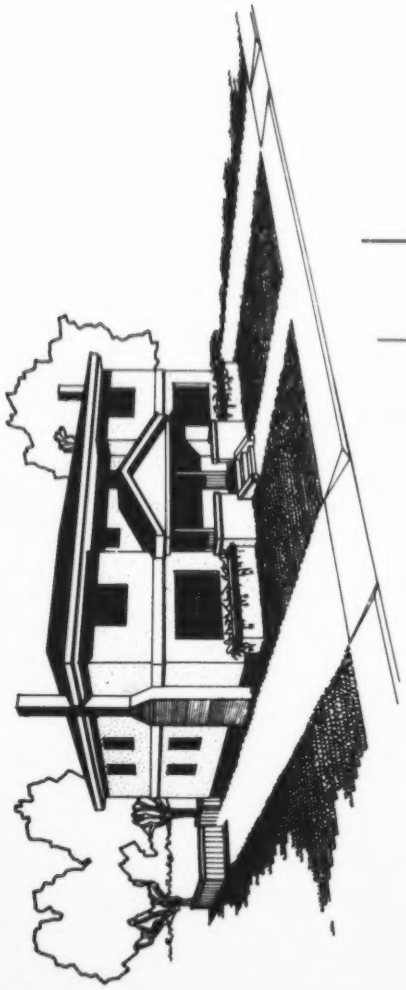
- This is a well worked out scheme. Its internal organization is economic and efficient. This is a very practical approach which would be attractive to potential home buyers.
- 'This looks like a home - solid, stable, secure.'
- This scheme answers the question of how one makes a neighbourhood. One could build a street of these. The planning is such that one could easily make a side-entry unit and turn a corner with it.
- An interesting and attractive entry porch.
- Difficult to detect how one would add two bedrooms to this scheme.

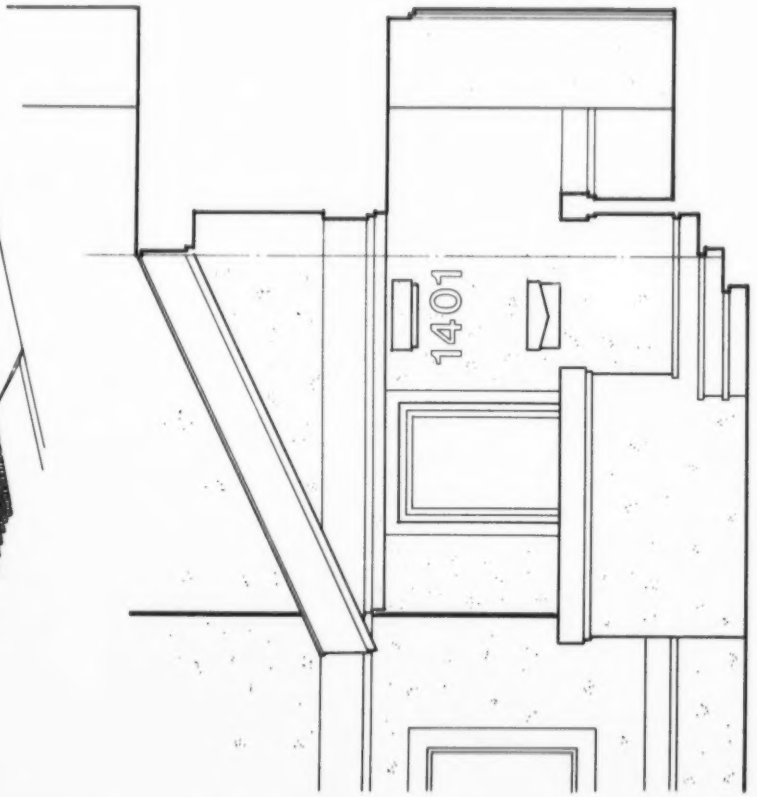


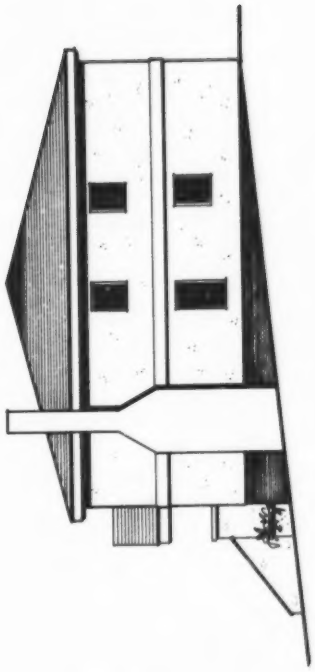
2

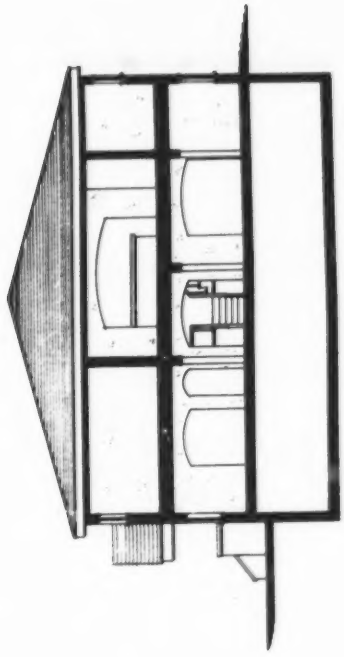


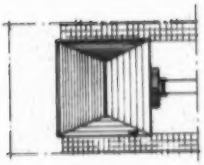
1

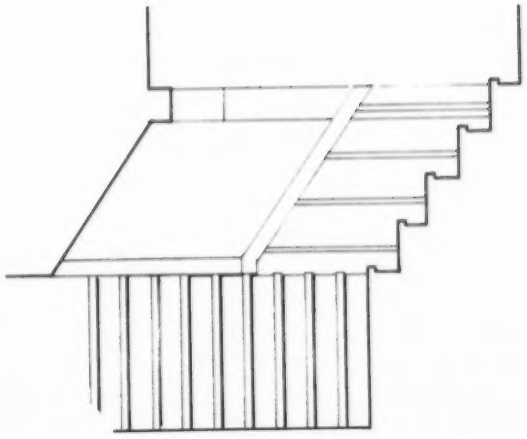


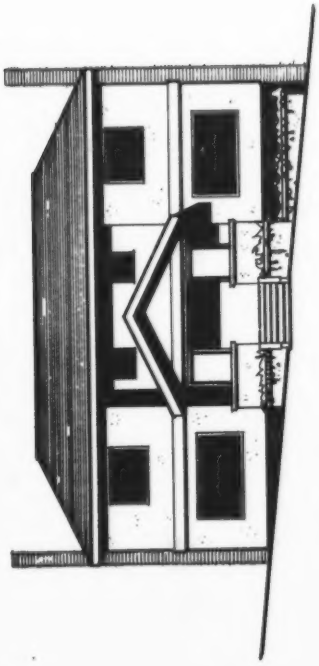


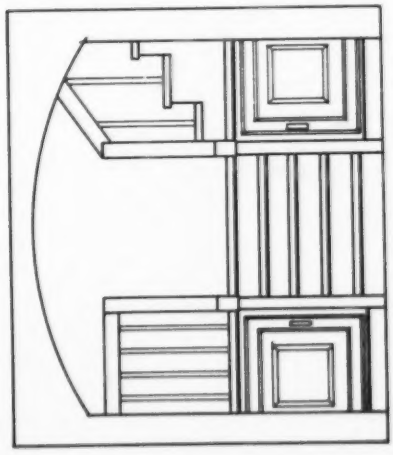












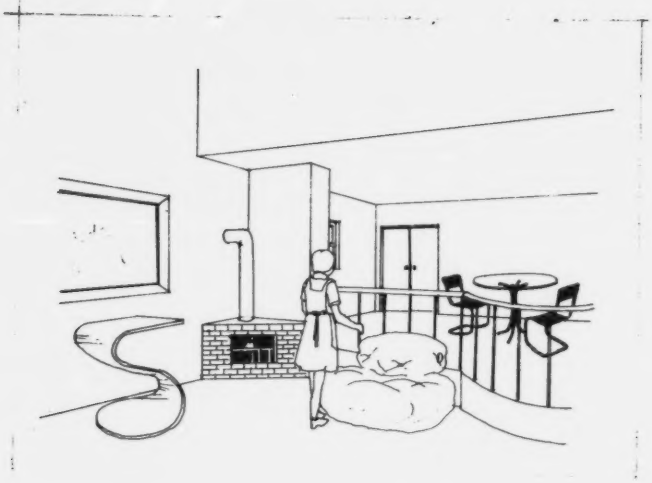
MENTION

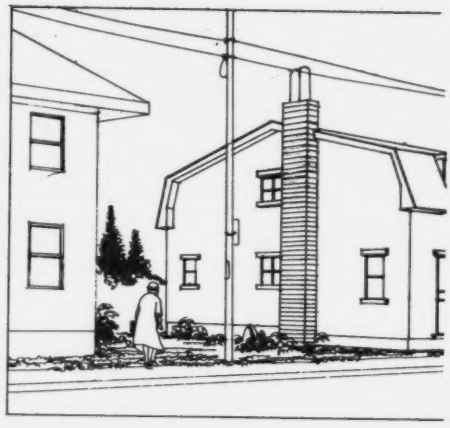
MR. RYAN LOO
Co-op Two, SofA, TUNS.

MR. WENG KHOW
Co-op Four, SofA, TUNS.

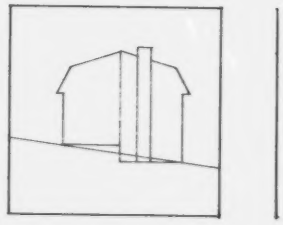
JURY COMMENTS:

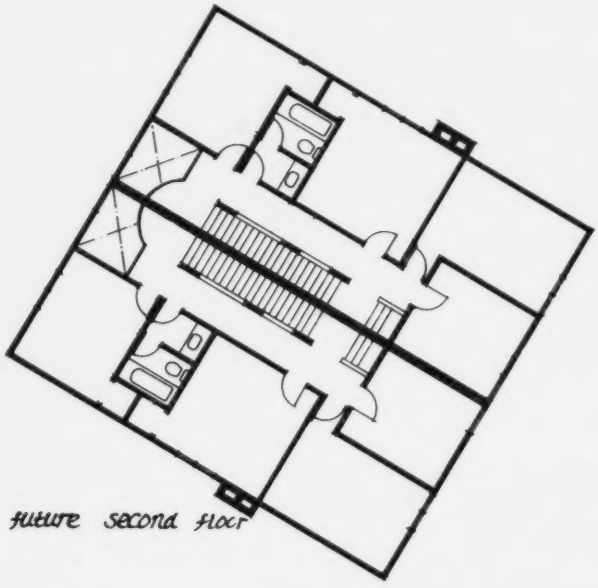
- This is a 'safe', efficient scheme.
- Its internal planning shows freshness. But the exterior form lacks this same boldness of approach.



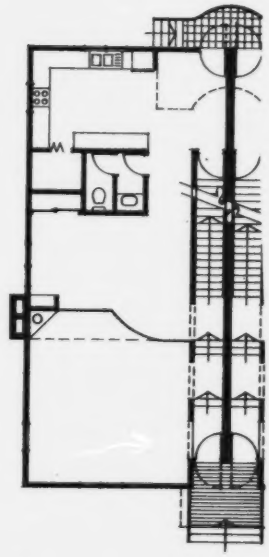


The staircase is usually the less important feature in a house. In this project, we are trying to explore the potential of a staircase. In this particular project, we are exploring a traditional house in Halifax area, giving it a new spirit and a new life.





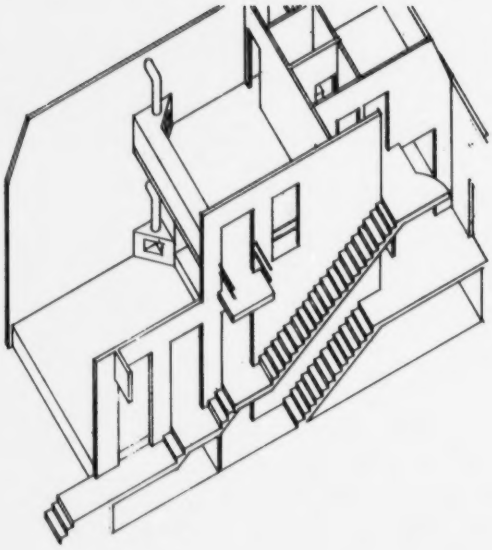
future second floor

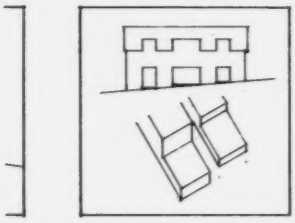


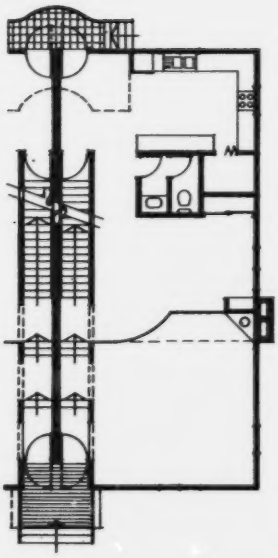
main floor

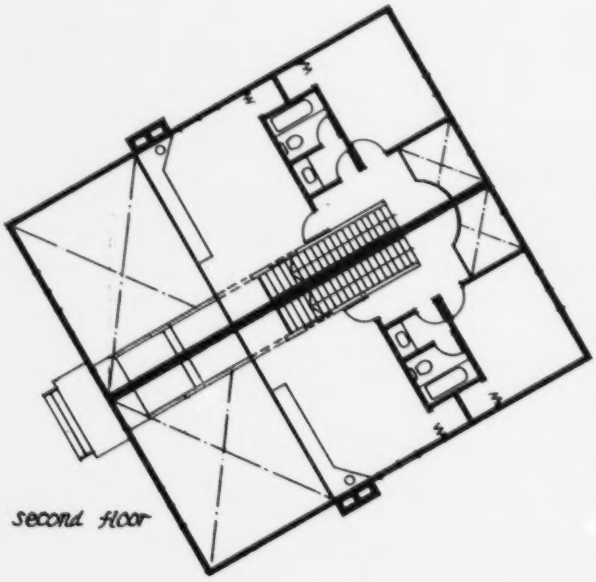
Side elevation

front elevation



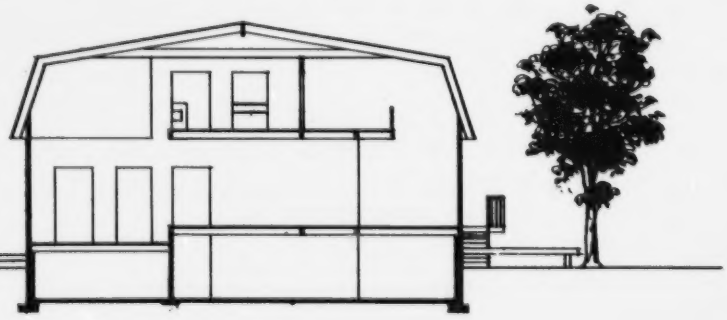






present second floor

section



Nova Scotia

Department of Housing

PO Box 815
Dartmouth, Nova Scotia
B2Y 3Z3

902 424-4483

HEAD OFFICE
In reply please quote
file no

Early in the 1930's a provincial housing report concluded that there was an extreme shortage of proper housing for lower income families and that this shortage affected their social and physical well-being. The Nova Scotia Housing Commission was created in 1932 to assist in meeting this need. On November 9, 1983, as a result of a review of the role of the Commission, the Department of Housing was created. Under the new legislation the mission of the Department was significantly broadened:

> **"To assist and foster an environment in which the private sector, the communities and the Government may respond to the needs of Nova Scotians for adequate and affordable housing. Special emphasis should be placed on low-income people, the aged in need and other disadvantaged".**

The Department, and its predecessor the Commission, has since 1932 attempted to meet current needs. This was first expressed through cooperative housing. Canada's first cooperative housing project was built in 1938 in Reserve Mines. Cooperative housing was continued from that time into the 1970's. The basic philosophy which created co-operative housing, that of sweat equity and helping oneself, still continues in the Self-Help Housing Program. There are now approximately 7,800 houses in Nova Scotia reflecting the efforts of the Department to assist low and middle income individuals who wish to build their own homes but find this difficult to do.

In 1953 a need was identified for family public housing. Nova Scotia and Canada Mortgage and Housing Corporation met the need at that time and are still attempting to meet it today by building public housing units each year. This program was expanded in 1966 to include senior citizens housing. Today, there are more than 10,000 family and senior citizens units in Nova Scotia, built as a result of government commitment to this program.

The Department has also provided moderately priced serviced land which has resulted in thriving new communities in Sackville Lakes and Forest Hills in the Metropolitan Halifax area and in Baille Ard in Sydney. During the early 1980's when many small building contractors were adversely affected by high interest rates, the lots and programs available in these subdivisions proved to be of advantage to the residential construction industry, particularly small contractors. Many ofthese companies are still building in the Department's subdivisions today.

With the adoption of the department's broadened mission the Department of Housing has been expanding its emphasis from one of solely program delivery (grants and loans) to include a wider range of services and cooperative ventures. This new role involves working with the private sector to encourage innovation in creating affordable housing for Nova Scotians. Through working with such groups as the Canadian Home Builders Association, it is the Department's belief that creative and innovative ways will be found to solve many of the Province's current and on-going housing needs.

The Department has encouraged private enterprise through the annual Nova Scotia Home Awards, which since 1982 have recognized excellence in housing design and innovation. Both professionals and amateurs are invited to offer submissions. This program recognizes innovation in financial arrangements, historical design and renovation.

The Department also sponsors Housing Education Week in March of each year. During this week Department staff are involved in meeting with the public and members of the residential construction industry through workshops and presentations to groups, such as contractors, suppliers, high school students, vocational students, seniors and the general public. Through these presentations many are assisted in having their housing needs met as information is exchanged and advice given. It was in planning for Housing Education Week that the idea of a Housing Design Competition was conceived. The first competition problem of designing a <u>modest</u> two-unit residential building (semi-detached or duplex) is consistent with the Department's continued emphasis on meeting current housing needs of Nova Scotians.

Canada Mortgage and Housing Corporation
Société canadienne d'hypothèques et de logement

Halifax Branch
Succursale de Halifax

7001 Mumford Rd.,
Halifax, N.S.
B3L 4N8

7001, ch. Mumford
Halifax (N.-É.)
B3L 4N8

The Government of Canada became involved in housing on an ongoing basis with the passage of the Dominion Housing Act of 1935, followed by the National Housing Act of 1938. These Acts were intended to stimulate housing production and employment during the Depression years.

After the War, the NHA was amended to help the government meet a massive housing requirement. In 1946 Central (now Canada) Mortgage and Housing Corporation was created as Canada's national housing agency. Since that time, it has been an integral part of the nation's housing and community development process.

Over the last forty years, CMHC has become a highly sophisticated operation, with staff skills ranging from architecture and planning to building technology and economic research. The Corporation has had a major influence in improving housing design and promoting technological innovation in the construction industry.

As a part of its mandate CMHC has made funds available to a number of universities for the introduction of courses in architecture, community planning, and other areas of specialization associated with urban development. Students were encouraged to enter these fields through the CMHC Scholarship Program for graduate studies.

Housing conditions have improved dramatically over the last forty years, but a substantial deficit still exists in the amount of affordable rental and homeownership housing available to those with low and moderate incomes. CMHC's current programs focus upon this major housing issue as a part of overall committment to the search for new ways of creating housing and housing forms, new ways of approaching the planning process, and new ways of dealing with social, economic, physical and technical problems associated with housing and the communities in which people live.

Nova Scotia
Home Builders'
Association

A member of the Canadian
Home Builders' Association

PO Box 13
Dartmouth Nova Scotia B2Y 3Y2
Telephone (902) 466-5862

HUDAC

The Nova Scotia Home Builders' Association started in 1955 with a membership of 35, today we exceed 180 Members.

The Membership covers every aspect of the Residential Construction Industry. A look through our Information Directory will find a wide range of Member Companies. They consist of Developers, Architects, Builders, Trade Contractors, Apartment Owners and Managers, Manufacturers, Suppliers, Mortgage Lenders, Realtors, Lawyers and many other Professionals.

As the Nova Scotia Home Builders' Association is a provincial chapter of the Canadian Home Builders' Association (C.H.B.A.), it also benefits from the National Organization's Activities as a "legislative watchdog", which maintains contact with the Federal Government to deal with problems affecting the industry.

The Nova Scotia Home Builders' Association own Liaison Committee also maintains contact with both Provincial and Municipal Governments.

For example, one problem N.S.H.B.A. Members face is dealing with Building Codes that vary from Dartmouth, Halifax and the County. Our aim is uniformity, whereby all levels will follow Part Nine of the National Building Code.

One of the most important accomplishments in 1976 was the introduction of the Home Warranty Program which covers any structural defects to a period of five years. Although this is a separate Corporation, it was introduced by C.H.B.A. through the Local Association.

We have been studying the Renovation Sector for four years and we are hoping to offer some protective measures in the near future.

Our greatest advantage to our Builder is our Educational Programs. Through Seminars, Slide Presentations and Technical Bulletins, we are able to upgrade our product and provide better Homes for all Nova Scotians.

Membership in the Nova Scotia Home Builders Association is open to anyone active in the Residential Construction Industry.

Yours truly,

Russ Smith
Executive Officer
Nova Scotia Home Builders' Association